

CITY OF VANCOUVER

SPECIAL COUNCIL - MARCH 11, 1976

PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held on Thursday, March 11, 1976, at 7:30 p.m., in the Council Chamber, third floor, City Hall for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Boyce, Cowie, Kennedy,
Marzari, Rankin, Sweeney and Volrich

ABSENT: Alderman Harcourt

CLERK TO THE COUNCIL: M. Kinsella

COMMITTEE OF THE WHOLE

MOVED by Ald. Rankin,
SECONDED by Ald. Bird,

THAT the Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

1. Yew Street and S.W. Marine Drive
Overlooking the Marine Drive Golf
Course

An application has been received from Mr. Frank Musson, Architect, to rezone the westerly portion of Lot 11 and Parcel L, Block 3, D.L. 316, being Yew Street and S.W. Marine Drive overlooking the Marine Drive Golf Course, from RS-1 One Family Dwelling District to CD-1 Comprehensive Development District.

The CD-1 By-law restricts the form of development as follows:

1. USES: Townhouses
Caretaker's Dwelling
Off-Street Parking
and Customarily Ancillary Facilities
2. FLOOR SPACE
RATIO: Not to exceed 0.60 and to be measured
as in the (RS-1) One-Family Dwelling
District Schedule
3. HEIGHT: Not to exceed 3 levels plus storage
below
4. OFF-STREET
PARKING: 35 off-street parking spaces shall be
provided (which consists of 2 spaces
per unit plus 9 guest spaces)

And subject to the following:

- a) That the detailed scheme of development be first approved by the Director of Planning with particular regard for the provision and maintenance of off-street parking, vehicular ingress and egress, landscaping and garbage collection facilities
- b) The development is not to be materially different from the plans numbered 1 - 7, prepared by Musson Cattell & Associates, Architects, dated August 29, 1975

cont'd....

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Yew Street and S.W. Marine Drive
Overlooking the Marine Drive Golf
Course (cont'd)

- c) Prior to the enactment of the amending CD-1 By-Law, the owner is to comply with the following condition:

- 1) that the area to be rezoned be subdivided and consolidated into one lot.

Should the above condition not be complied with by the owners in order to permit enactment by Council of the CD-1 By-Law within 180 days from this approval date, this approval shall expire.

The Director of Planning further recommends that condition c (i) be amended to include the following after "lot":

"and registered in the Land Registry Office".

The application was approved by the Director of Planning and the Vancouver City Planning Commission.

The Zoning Planner described the proposed development. He advised that 234 notices were sent to surrounding residents and the applicant was requested to contact the surrounding neighbours to show them the proposed scheme. No letters either pro or con had been received by the Planning Department.

Mr. Musson, Architect, on behalf of the developer, reviewed the proposed development for Council's information.

Mr. R.R. Dodd, Solicitor for the Marine Drive Golf Club indicated his clients were mostly in favour of the development, however they are concerned that the project may result in drainage problems on the Golf Course. If the developer undertakes to install and pay for a proper drainage system which would insure that the Golf Course would not be affected by the development, then his clients would not object to the proposal. He requested that Council include the word 'drainage' in condition (a) of the proposed rezoning.

Mr. A. Eyre, Mr. C. Merler, Mr. Chutter and another resident of the area spoke against the proposed rezoning.

Mrs. I.F. Minty, Mr. Rogers and Mr. P. Karius, on behalf of Mr. H. McLaren, all addressed Council and indicated that they were in favour of the rezoning application.

MOVED by Ald. Volrich,

THAT the rezoning application be approved;

FURTHER THAT the word 'drainage' be added to condition (a) and that all the items listed in condition (a) be paid for by the developer.

- CARRIED UNANIMOUSLY

2. Amendment to the Zoning and
Development By-law No. 3575

An application was received from the Director of Planning to delete Section 3, Subsection 13 from the Zoning and Development By-law No. 3575, which reads:

- "3(13) In any case where a Development Permit has been issued for a use listed in Section 2 of any District Schedules to the By-Law the Director of Planning may authorize the issuance of a Development Permit for an addition to such development, provided that

cont'd.

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Amendment to the Zoning and
Development By-law No. 3575 (cont'd)

the addition complies in all respects with the provisions of this By-Law and does not exceed 30% of the gross floor area of the building authorized by the original Development Permit."

The application was approved by the Director of Planning and the Vancouver City Planning Commission.

The Zoning Planner explained the reason for this amendment is that at the time that the Technical Planning Board was abolished and the Director of Planning was given the authority to approve or disapprove conditional uses, Section 3, Subsection 13 should also have been deleted thereby transferring the authority to approve additions which exceed 30% of the original floor area from the Technical Planning Board to the Director of Planning.

Mr. R.D. Woods addressed Council and filed a brief containing 62 signatures opposing the approval of this application. He indicated that the petitioners all live in the area of the Louis Brier Home and Hospital, 1055 West 41st Avenue and are concerned that this amendment would permit the Hospital to add a 50% addition to its buildings. He also indicated that the South Granville Property Owners' Association are opposed to the amendment and referred to a letter from the Association which he had included with his brief.

Mr. R.H. Dewar and Mr. J.S. Graham also opposed the proposed amendment as they too live in the vicinity of the Louis Brier Home and Hospital and share the concerns of the previous speaker.

MOVED by Ald. Rankin,

THAT the rezoning application be approved;

FURTHER THAT before any development permit is issued with respect to additions to the Louis Brier Home and Hospital, the Director of Planning submit this matter to Council for consideration.

- CARRIED

(Aldermen Boyce and Kennedy opposed)

3. 3584 West 39th Avenue and
3583 West 40th Avenue

An application was received from the Director of Planning to rezone the westerly 33 feet of Lots 21 and 24, Block 14, D.L. 2027, being 3584 West 39th Avenue and 3583 West 40th Avenue from C-2 Commercial District to RS-1 One Family Dwelling District.

The application was approved by the Director of Planning and the Vancouver City Planning Commission.

Mr. T. Johnston, owner of 3583 West 40th Avenue, one of the affected properties, protested the proposed rezoning on the basis that it would increase his property taxes. He is presently allowed a property tax concession which he considers he would forfeit if the rezoning application were approved.

A representative of the owner of the other property, 3584 West 39th Avenue indicated that this owner was also opposed to the proposed rezoning as he wishes to develop the property with commercial on the ground floor and residential above.

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3584 West 39th Avenue and
3583 West 40th Avenue (cont'd)

MOVED by Ald. Rankin,
THAT the application to rezone 3583 West 40th Avenue be not
approved.

- LOST

(Aldermen Bird, Bowers, Boyce, Kennedy, Marzari and
Volrich opposed)

MOVED by Ald. Bowers,
THAT the application to rezone 3583 West 40th Avenue be
approved.

- CARRIED

(Aldermen Cowie, Rankin, Sweeney and the Mayor opposed)

MOVED by Ald. Marzari,
THAT the application to rezone 3584 West 39th Avenue be
approved.

- CARRIED

(Aldermen Cowie and Sweeney opposed)

4. S/S 2400 Block West 3rd Avenue
and the S/S of the 2400 and 2500
Blocks West 4th Avenue respectively

An application has been received from the Director of Planning
to rezone Lots 1-10, Block 23; Lots 1-10, Block 241; and Lots 1-10,
Block 240A, all of D.L. 526, being the south side of the 2400 Block
West 3rd Avenue and the south side of the 2400 and 2500 Blocks West
4th Avenue respectively, from RM-3A Multiple Dwelling District to
RM-3B Multiple Dwelling District.

The application was approved by the Director of Planning and
the Vancouver City Planning Commission.

The Zoning Planner brief reviewed the purpose of the rezoning
application.

Mrs. E. Campolungo spoke in favour of the proposed rezoning.

MOVED by Ald. Bird,
THAT the rezoning application be approved.

• - CARRIED UNANIMOUSLY

5. S/W Corner of East 1st
Avenue and Rupert Street

An application was received from Mr. A. Saba to amend the
text of the (CD-1) Comprehensive Development By-law No. 4379,
with respect to Lot A, Block 80, Section 30, T.H.S.L., being
the south-west corner of East 1st Avenue and Rupert Street, by
adding 'Office not to exceed 2,000 square feet' as a use subject
to the following:

"That any subsequent development permit issued for office
use (not to exceed 2,000 square feet) be subject to a
three year approval."

The application was approved by the Director of Planning and
the Vancouver City Planning Commission.

The Mayor called for speakers for or against this application
and no one appeared.

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S/W Corner of East 1st Avenue
and Rupert Street (cont'd)

MOVED by Ald. Bird,
 THAT the foregoing application be approved.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Cowie,
 THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Cowie,
SECONDED by Ald. Bowers,
 THAT the report of the Committee of the Whole be adopted and
the Director of Legal Services be instructed to prepare and bring
in the necessary amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

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The Council adjourned at approximately 9:20 p.m.

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The foregoing are Minutes of the Special Council Meeting
(Public Hearing) of March 11, 1976, adopted on March 23,
1976.

A. Phillips
MAYOR

B. A. Little
CITY CLERK